

# Landowners feel eviction day finally drawing near

W. Roy Hull has had something to do with commercial fishing since 1906. He'll be retiring soon, but only because the Bureau of Reclamation has other plans for his trout farm.

Hull received a letter in August informing him his land will be acquired within two years by the federal government to facilitate the construction of Jordanelle Dam. A number of other landowners west and north of Hull received the same letter, but all of them have known for 20 years the Bureau of Reclamation would someday come knocking.

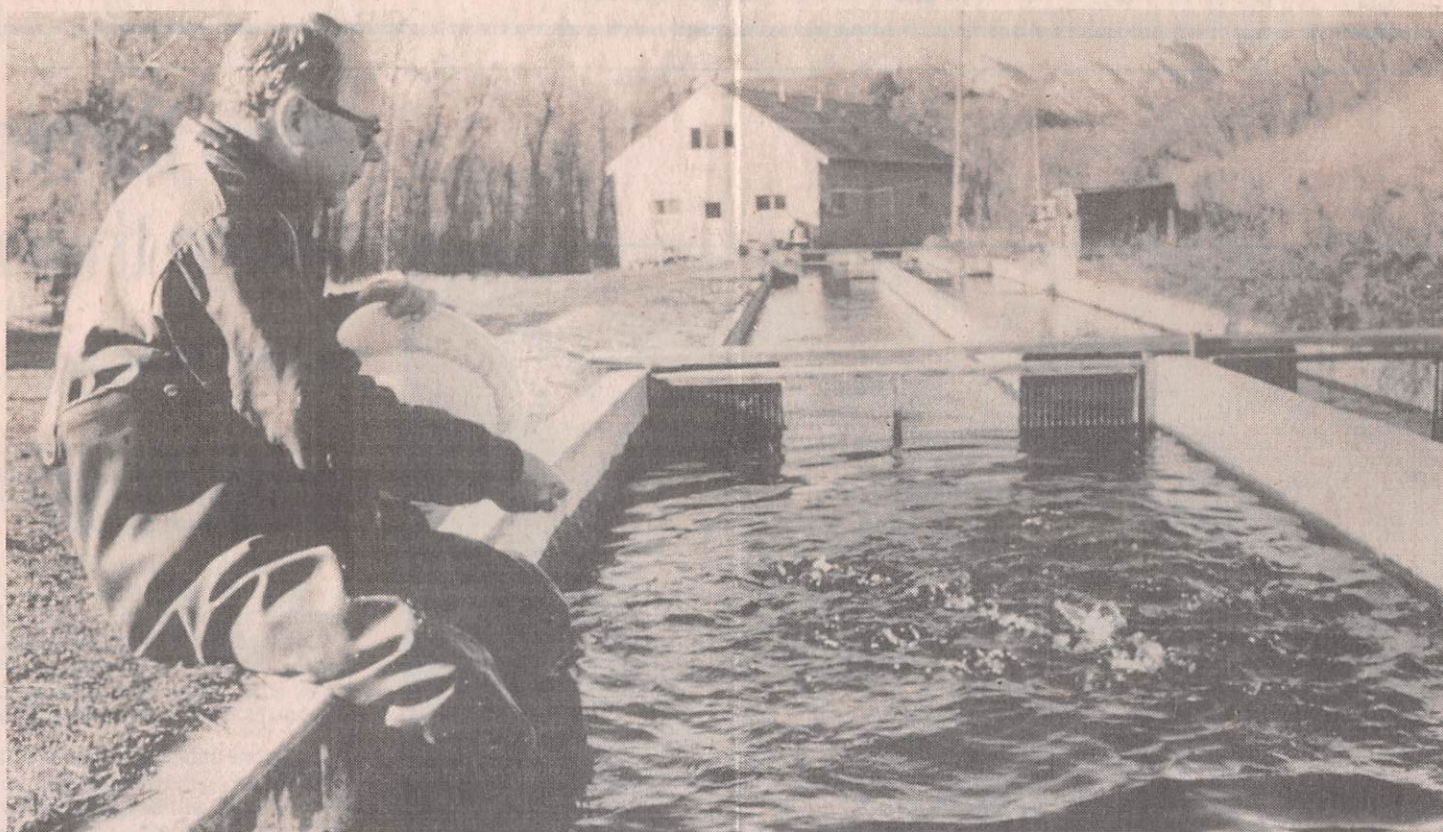
The dam is planned for construction about six miles north of Heber, just south of Hailstone Junction, where the almost non-existent community of Jordanelle is situated next to the Provo River.

There can be no holdouts when it comes to building dams, reservoirs, highways and other public projects that need a specified amount of contiguous land in a certain location. About 160 privately owned parcels totaling 8,500 acres are to be purchased in and around the proposed reservoir location in an acquisition process that should take about three years, said Wayne E. Cook, BOR regional supervisor for the Water & Land Division.

The landowners' anxiety of knowing the day would come when they had to sell has come and gone for most. "If they're going to build the dam, then we'll have to go," Hull said without any particular emotion. But the uncertainty of when the acquisition would take place has kept many of the landowners from being able to obtain mortgages, promote development or make other plans for their property.

Until the August letter came, many of the landowners had never had any official communication with the bureau. They just knew what the overall plan was and that they were in the way.

Hull had to move his trout farm from Murray in the 1950s when the city drilled a well nearby, drying up the spring that supplied water for his fish. Murray City bought his land, and he relocated on nine acres about



William R. Hull Jr. tosses feed to trout at the family fish farm, which will be under water when dam is in place.

PHOTOGRAPHY/ STEVE FIDEL

four miles east of Hailstone Junction on U-151 — just within the eastern boundary of the proposed reservoir.

He hatches 200,000 trout a year and has no plan to alter his operation until a sale date and terms are certain. Fretting about when the reservoir would actually be built would have provided nothing but 23 years worth of worrying without much else, he said, because the reservoir proposal has been an "any-year-now" deal since the mid 1960s.

Hull did hire an appraiser recently to put a price tag on the operation that grew from a

\$3,000 land purchase.

At age 86, he'll retire, this time, when the operation sells. It almost goes without saying he doesn't plan to catch up on his fishing when he retires, but he does enjoy hunting, as does William R. Jr., his son who has worked with him since 1963.

Legrand Parsons owns more than 200 acres at Keetley that would be 125 feet under water once the reservoir is filled. The tentative nature of the bureau's reservoir plans have frustrated his efforts to develop his property for a long time.

"We considered developing the property, we also considered improving it with a ranch house but haven't done that either because we just didn't know what would happen," he said. "We're sort of in a holding pattern. It's been at least 20 years and we haven't dared do anything for that entire time."

Parsons said he asked the BOR if he could keep a strip of his land that would not be inundated by the reservoir, but the request was denied.

He too has had his land appraised. A major question in his mind is if the BOR will pay

him according to the land's current value as undeveloped pasture, or if it will be assessed by the bureau according to its potential.

Attempts by some to develop land in the area have been ill-fated because the proposed reservoir put an uncertain life span on mortgaged improvements.

Cook said all of the land acquired will be appraised according to its highest and best use, but determining the highest value of each parcel involves lengthy negotiations between the bureau and individual landowners.

Aside from the land's monetary value, Parsons said he and his family are emotionally attached to their property and have not been able to find a suitable parcel of the same size to replace it. "We have a home on it and spend quite a bit of time on it in the summer. It's kind of a place for the family to get together in the summer. Our children and grandchildren go there, too."

"We have considered buying land elsewhere, but we can't do any serious shopping until we know how much money we have to work with."

Parsons said he gets a strange feeling when he tries to imagine what the area would be like when the familiar surroundings are all under water. "I just get sort of an empty feeling knowing it won't be available."

Parsons leases 200 acres of his land to Lamar Crandall, who owns 1,127 acres of his own where he pastures his cattle and sheep during the summer. Crandall still has an old newspaper clipping that says the dam and reservoir would be built in 1968.

The reservoir plans haven't affected his livestock operation much, but he also doesn't know how much money he might get from his land or whether he can replace such a large parcel. "I looked this fall for some places, but I haven't found anything that size in one piece."

Crandall's land is about two miles from the damsite, so he wants the bureau to let him keep it for a while or lease the land back to him until his operation gets in the way of construction.



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/Leather/B3

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## Utah

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NEWS  
EXTRA

## Plan turning out to be more than a fish story

By Steve Fidel Deseret News staff writer

The drive along U.S. 40 between I-80 and Heber will be much different five or six years from now, if Jordanelle Dam is completed on schedule.

Instead of traveling along the valley floor flanked by acre after acre of pasture, motorists will travel along the west side of a mountain ridge, following the shore of a reservoir created by construction of Jordanelle Dam by the U.S. Bureau of Reclamation.

Hailstone Junction, a familiar landmark and popular fishing spot on the Provo River, will be inundated by the reservoir. People who used to stop on U.S. 189 at the junction to either turn left to get to Heber or right toward Salt Lake City will travel a new road as well, one on the north side of the ridge above Jordanelle's eastern arm. And a new ski resort west of the reservoir will link the valley with resorts in Park City.

The bureau is anxious to prove its decades-old plan to build Jordanelle Dam, the principal feature of the Bonneville Unit of the Central Utah Project, is more than just a fish story. The bureau and the Central Utah Water Conservancy District have stepped up construction plans for the dam. Work is scheduled to begin next summer.

The west end of the dam, according to the current plan, would meet the side of the canyon just north of a rock outcropping bearing a painted American flag that has been a familiar landmark for years.

The reservoir would have a surface area of 3,068 acres when it is full and would store 320,000 acre-feet of water, about twice the capacity of Deer Creek Reservoir, 10 miles to the south.

With a stretch of the imagination, the reservoir, as seen from the air, could be said to resemble a dragon squatting on its haunches facing west with a long, thick tail pointing east.

The shape of the reservoir would change slightly as it goes through various stages of filling and draining, but it is generally characterized by a section that runs north and south along the Keetley valley, with an east-west arm along the Provo River.

Jordanelle Reservoir could fill in one season if Utah had a repeat of the flood year of 1983. It is more reasonable to expect the reservoir to take three to five years to fill, said R. Jay Henrie, Jordanelle planning team leader for the BOR.

For safety reasons, BOR dam designers in Denver don't want the res-